



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

TO: BOARD OF SUPERVISORS

FROM: PLANNING COMMISSION SECRETARY

DATE: NOVEMBER 10, 2016

SUBJECT: PLANNING COMMISSION ACTION ON AMENDMENTS TO THE COUNTY GENERAL PLAN – SAN MIGUEL COMMUNITY PLAN UPDATE

The Planning Commission of the County of San Luis Obispo held public hearings on October 13, 2016, October 27, 2016, and November 10, 2016 to consider proposed amendments. The Planning Commission, at the conclusion of the public hearing on November 10, 2016, adopted findings for the amendments and recommended them for approval. The Planning Commission recommended several changes to the proposed Community Plan, including land use map changes, additional land added to the Urban Reserve Line, flood hazard map clarifications, and changes to the programs for historic resources preservation.

The ordinance amendments, as recommended by the Planning Commission for approval to your Board, are attached to this transmittal letter.

The San Luis Obispo County Planning Commission recommends the Board of Supervisors certify the Final Environmental Impact Report (FEIR) pursuant to the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. based on the CEQA findings in attached Exhibit LRP2010-00016; and adopt the San Miguel Community Plan and amendments to the North County Area Plan, Part II of the Land Use Element and Circulation Element of the General Plan; amendments to the Community Plan, Part III of the Land Use and Circulation Element of the General Plan, amendments to the Official Maps, Part IV of the Land Use Element; and amendments to the Land Use Ordinance, Title 22 of the County Code, as shown modified with the inclusion of the exhibit designed as the “Hybrid” Urban Reserve Line, making certain portions of the Urban Reserve Line co-terminus with the Community Service District line.

On the motion of Commissioner Jim Irving, seconded by Commissioner Ken Topping, and on the following roll call vote, to wit:

AYES: Commissioners Jim Irving, Ken Topping, Jim Harrison, Don Campbell, and Eric Meyer

NOES: None

ABSENT: None

Attachment 1 - Planning Commission Letter and Resolution

The Commission recommends the Board of Supervisors take whatever actions are required to authorize the implementation of the Mills Act in the Community of San Miguel as well as other communities within the unincorporated areas of San Luis Obispo County.

On the motion of Commissioner Jim Irving, seconded by Commissioner Eric Meyer, and on the following roll call vote, to wit:

AYES: Commissioners Jim Irving, Eric Meyer, Jim Harrison, Don Campbell, and Ken Topping

NOES: None

ABSENT: None

The Commission recommends the Board of Supervisors take whatever action required to support compliance with the unreinforced masonry law of California adopted in 1988 in terms of incentives for early restoration provided by the administrative process encouraging the retrofit process.

On the motion of Commissioner Ken Topping, seconded by Commissioner Eric Meyer, and on the following roll call vote, to wit:

AYES: Commissioners Ken Topping, Eric Meyer, Jim Harrison, Jim Irving, and Don Campbell

NOES: None

ABSENT: None

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, November 22, 2016

PRESENT: Commissioners Jim Irving, Ken Topping, Jim Harrison, Don Campbell, and Eric Meyer

ABSENT: None

RESOLUTION NO.

RESOLUTION RECOMMENDING ADOPTION OF THE SAN MIGUEL COMMUNITY PLAN UPDATE AND AMENDMENTS TO THE LAND USE ELEMENT AND CIRCULATION ELEMENT OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN AND AMENDMENTS TO THE LAND USE ORDINANCE

WHEREAS, State Law requires that a General Plan be adopted; and

WHEREAS, the Land Use Element of the San Luis Obispo County General Plan was adopted by the Board of Supervisors on September 22, 1980, and is a proper element of the General Plan; and

WHEREAS, public necessity, convenience and general welfare requires that the elements of a General Plan be amended from time to time; and

WHEREAS, the Planning Commission of the County of San Luis Obispo held a public hearing on October 27, 2016 and November 10, 2016, to consider the San Miguel Community Plan Update and proposed amendments to the Land Use Element and Circulation Element of the San Luis Obispo County General Plan and amendments to the Land Use Ordinance; and

WHEREAS, the Planning Commission, at the conclusion of the public hearing, recommended adoption of the Planning Commission Recommended Draft of the San Miguel Community Plan Update and amendments to the Land Use Element, Circulation

Element, and Land Use Ordinance; and

WHEREAS, the Planning Commission, at the conclusion of the public hearing, recommended certification of the Final EIR, based on the findings in Exhibit LRP2010-00016.

NOW, THEREFORE, BE IT RESOLVED that the San Luis Obispo County Planning Commission recommends to the Board of Supervisors of the County of San Luis Obispo, State of California, that the San Miguel Community Plan Update be adopted as follows:

1. Adopt the San Miguel Community Plan Update on file with the Planning Commission Clerk and the exhibits listed below, and which is expressly referred to and incorporated herein as though fully set forth.
 - a. Planning Commission Recommended Draft, dated November 10, 2016; and
 - b. Amendments to the North County Area Plan, Part II of the Land Use Element; and
 - c. Amendments to the Community Plan, Part III of the Land Use and Circulation Element of the General Plan; and
 - d. Amendments to the Official Maps, Part IV of the Land Use Element; and
 - e. Amendments to the Land Use Ordinance, Title 22 of the County Code, as shown modified with the inclusion of the exhibit designed as the “Hybrid” Urban Reserve Line, making certain portions of the Urban Reserve Line co-terminus with the Community Service District Line.
2. Certify that the Final EIR was completed in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

On motion of Commissioner Irving, seconded by Commissioner Topping, and on the following roll call vote, to wit:

AYES: Commissioners Jim Irving, Ken Topping, Jim Harrison, Don Campbell, and Eric Meyer

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

 /s/ Don Campbell
Chairman of the Planning Commission

ATTEST:

 /s/ Ramona Hedges
Secretary, Planning Commission